



|                                 |                  |              |     |                           |              |         |         |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
|---------------------------------|------------------|--------------|-----|---------------------------|--------------|---------|---------|--|------------|-------|------|------------------------------------|------------------------|--------------|------------|-----------|--------------------|--|--------|---------|--------|----|-------|-----|--|--|--|
| <b>EXTERIOR INFORMATION</b>     |                  |              |     | <b>BATH FEATURES</b>      |              |         |         | <b>COMMENTS</b>  |            |       |      | <b>SKETCH</b>                      |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Type:                           | 6 - Colonial     |              |     | Full Bath:                | 2            | Rating: | Average | 6500 SFT FROM 30 JAMES ST / PLAN 588 OF 2009.. FUNCTIONAL DEPRECIATION DUE TO NO BASEMENT ENTRANCE.. |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Sty Ht:                         | 2 - 2 Story      |              |     | A Bath:                   |              | Rating: |         |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| (Liv) Units:                    | 1                | Total:       | 1   | 3/4 Bath:                 |              | Rating: |         |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Foundation:                     | 1 - Concrete     |              |     | A 3QBth:                  |              | Rating: |         |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Frame:                          | 1 - Wood         |              |     | 1/2 Bath:                 | 1            | Rating: | Average |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Prime Wall:                     | 2 - Clapboard    |              |     | A HBth:                   |              | Rating: |         |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Sec Wall:                       |                  | %            |     | OthrFix:                  |              | Rating: |         |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Roof Struct:                    | 1 - Gable        |              |     | <b>OTHER FEATURES</b>     |              |         |         |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Roof Cover:                     | 1 - Asphalt Shgl |              |     | Kits:                     | 1            | Rating: | Average |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Color:                          | SAGE GREEN       |              |     | A Kits:                   |              | Rating: |         |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| View / Desir:                   |                  |              |     | Fpl:                      | 1            | Rating: | Average |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| <b>GENERAL INFORMATION</b>      |                  |              |     | WSFlue:                   |              | Rating: |         |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Grade: B- Good (-)              |                  |              |     | <b>CONDOS INFORMATION</b> |              |         |         |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Year Blt:                       | 2009             | Eff Yr Blt:  |     | Location:                 |              |         |         |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Alt LUC:                        |                  | Alt %:       |     | Total Units:              |              |         |         |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Jurisdct:                       | G11              | Fact:        | .   | Floor:                    |              |         |         |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Const Mod:                      |                  |              |     | % Own:                    |              |         |         |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Lump Sum Adj:                   |                  |              |     | Name:                     |              |         |         |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| <b>INTERIOR INFORMATION</b>     |                  |              |     | <b>DEPRECIATION</b>       |              |         |         | <b>REMODELING</b>  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Avg Ht/FL:                      | STD              |              |     | Phys Cond:                | AV - Average | 6.1     | %       | No Unit  | RMS        | BRS   | FL   | <b>RES BREAKDOWN</b>               |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Prim Int Wal                    | 1 - Drywall      |              |     | Functional:               | D - Design   | 3.0     | %       | 1  | 8          | 4     |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Sec Int Wall:                   |                  | %            |     | Economic:                 |              |         | %       |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Partition:                      | T - Typical      |              |     | Special:                  |              |         | %       |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Prim Floors:                    | 3 - Hardwood     |              |     | Override:                 |              |         | %       | <b>Totals</b>  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Sec Floors:                     |                  | %            |     |                           |              |         |         | 1  | 8          | 4     |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Bsmnt Flr:                      | 12 - Concrete    |              |     | <b>CALC SUMMARY</b>       |              |         |         | <b>COMPARABLE SALES</b>  |            |       |      | <b>SUB AREA</b>                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Subfloor:                       |                  |              |     | Basic \$ / SQ:            | 130.00       |         |         | Rate   | Parcel ID  | Typ   | Date | Sale Price                         | <b>SUB AREA DETAIL</b> |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Bsmnt Gar:                      |                  |              |     | Size Adj.:                | 1.02620924   |         |         |  |            |       |      |                                    | Code                   | Description  | Area - SQ  | Rate - AV | Undepr Value       | Sub Area                                 | % Usbl | Descrip | % Type | Qu | # Ten |     |  |  |  |
| Electric:                       | 3 - Typical      |              |     | Const Adj.:               | 1.49985003   |         |         |  |            |       |      |                                    | SFL                    | Second Floor | 1,469      | 200.090   | 293,933            | BMT                                      | 100    | FLA     | 50     |    |       |     |  |  |  |
| Insulation:                     | 2 - Typical      |              |     | Adj \$ / SQ:              | 200.091      |         |         |  |            |       |      |                                    | BMT                    | Basement     | 1,322      | 82.540    | 109,115            |  |        |         |        |    |       |     |  |  |  |
| Int vs Ext:                     | S                |              |     | Other Features:           | 96210        |         |         |  |            |       |      |                                    | FFL                    | First Floor  | 1,322      | 200.090   | 264,520            |  |        |         |        |    |       |     |  |  |  |
| Heat Fuel:                      | 1 - Oil          |              |     | Grade Factor:             | 1.21         |         |         |  |            |       |      |                                    | GAR                    | Garage       | 441        | 31.000    | 13,671             |  |        |         |        |    |       |     |  |  |  |
| Heat Type:                      | 1 - Forced H/Air |              |     | NBHD Inf:                 | 1.00000000   |         |         |  |            |       |      |                                    | OPP                    | Open Porch   | 170        | 39.300    | 6,682              |  |        |         |        |    |       |     |  |  |  |
| # Heat Sys:                     | 1                |              |     | NBHD Mod:                 |              |         |         |  |            |       |      |                                    |                        |              |            |           | Net Sketched Area: | 4,724                                    | Total: | 687,921 |        |    |       |     |  |  |  |
| % Heated:                       | 100              | % AC:        | 100 | LUC Factor:               | 1.00         |         |         |  |            |       |      |                                    | Size Ad                | 2791         | Gross Area | 4724      | FinArea            | 3452                                     |        |         |        |    |       |     |  |  |  |
| Solar HW:                       | NO               | Central Vac: | NO  | Adj Total:                | 948799       |         |         |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| % Com Wal                       |                  | % Sprinkled  |     | Depreciation:             | 84633        |         |         |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
|                                 |                  |              |     | Depreciated Total:        | 864166       |         |         |  |            |       |      |                                    |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| <b>MOBILE HOME</b>              |                  |              |     | Make:                     |              | Model:  |         | Serial #:  |            | Year: |      | Color:                             |                        | <b>IMAGE</b> |            |           |                    | <b>AssessPro Patriot Properties, Inc</b> |        |         |        |    |       |     |  |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                  |              |     |                           |              |         |         |  |            |       |      | <b>PARCEL ID</b> 112.0-0002-0001.A |                        |              |            |           |                    |  |        |         |        |    |       |     |  |  |  |
| Code                            | Description      | A            | Y/S | Qty                       | Size/Dim     | Qual    | Con     | Year   | Unit Price | D/S   | Dep  | LUC                                | Fact                   | NB Fa        | Appr Value | JCod      | JFact              | Juris. Value                             |        |         |        |    |       |     |  |  |  |
| 19                              | Patio            | D            | Y   | 1                         | 12X12        | A       | AV      | 2010   | 4.85       | T     | 7.2  | 101                                |                        |              | 600        |           |                    | 600                                      |        |         |        |    |       |     |  |  |  |
| More: N                         |                  |              |     | Total Yard Items:         |              |         |         | 600  |            |       |      | Total Special Features:            |                        |              |            |           |                    |  |        | Total:  |        |    |       | 600 |  |  |  |